

# 2018 Current Fiscal Year Report: Gateway National Recreation Area Fort Hancock 21st Century Advisory Committee

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## 1. Department or Agency

Department of the Interior

## 2. Fiscal Year

2018

## 3. Committee or Subcommittee

Gateway National Recreation Area Fort Hancock 21st Century  
Advisory Committee

## 3b. GSA

## Committee No.

80473

## 4. Is this New During Fiscal Year?

No

## 5. Current Charter

05/30/2018

## 6. Expected Renewal Date

05/30/2020

## 7. Expected Term Date

## 8a. Was Terminated During Fiscal Year?

No

## 8b. Specific Termination Authority

## 8c. Actual Term Date

## 9. Agency Recommendation for Next Fiscal Year

Continue

## 10a. Legislation Req to Terminate?

Not Applicable

## 10b. Legislation Pending?

Not Applicable

## 11. Establishment Authority Agency Authority

## 12. Specific Establishment Authority

Section 3 of Public Law 91-383 (16  
U.S.C. 1a-2(c))

## 13. Effective Date

08/18/1970

## 14. Committee Type

Continuing

## 14c. Presidential?

No

## 15. Description of Committee Non Scientific Program Advisory Board

## 16a. Total Number of Reports

1

## 16b. Report Date

09/07/2018

## Report Title

Meeting Notes- September 7, 2018 Meeting

## Number of Committee Reports Listed: 1

## 17a. Open 2 17b. Closed 0 17c. Partially Closed 0 Other Activities 0 17d. Total 2 Meetings and Dates

### Purpose

regular meeting

regular meeting

### Start

03/23/2018

09/07/2018

### End

- 03/23/2018

- 09/07/2018

## Number of Committee Meetings Listed: 2

## Current FY

## Next FY

## 18a(1). Personnel Pmts to Non-Federal Members

\$0.00

\$0.00

## 18a(2). Personnel Pmts to Federal Members

\$0.00

\$0.00

## 18a(3). Personnel Pmts to Federal Staff

\$123,259.00 \$250,000.00

## 18a(4). Personnel Pmts to Non-Member Consultants

\$14,334.30 \$36,000.00

<b>18b(1). Travel and Per Diem to Non-Federal Members</b>	\$1,085.34	\$0.00
<b>18b(2). Travel and Per Diem to Federal Members</b>	\$0.00	\$0.00
<b>18b(3). Travel and Per Diem to Federal Staff</b>	\$0.00	\$0.00
<b>18b(4). Travel and Per Diem to Non-member Consultants</b>	\$2,114.25	\$0.00
<b>18c. Other(rents,user charges, graphics, printing, mail, etc.)</b>	\$400.00	\$1,500.00
<b>18d. Total</b>	\$141,192.89	\$287,500.00
<b>19. Federal Staff Support Years (FTE)</b>	1.20	1.20

**20a. How does the Committee accomplish its purpose?**

The Committee was established to provide advice on the development of a specific reuse plan for historic buildings within the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark, located entirely within the Sandy Hook Unit of Gateway National Recreation Area. Members share their experience and offer recommendations as the park begins to create a mixed community of residents, lodging, services and not-for-profit organizations within the Fort's historic buildings.

**20b. How does the Committee balance its membership?**

The Committee is composed of members who represent a range of interests concerned with the management of Gateway National Recreation Area's Fort Hancock. They include: elected local officials, real estate experts, representatives of the education, hospitality, environmental, finance and arts communities, among others.

**20c. How frequent and relevant are the Committee Meetings?**

The Committee meets, according to its charter, four to six times a year. The Committee met twice in FY 18.

**20d. Why can't the advice or information this committee provides be obtained elsewhere?**

Over the years, the NPS has tried numerous ways to develop a long term preservation solution for Fort Hancock. This time, the NPS wants to make sure that the local community and its concerns help the park design a viable, vigorous future for this promising, but deteriorating, local resource. The Committee provides a conduit between park staff and experts in several fields in the public arena. Its open meetings give concerned citizens a voice in the decision-making process in a manner consistent with FACA. Not only has the Committee helped the park develop a pilot program for leasing buildings, which will began in the fall of 2014, but also helped the park move ahead to the next phase of the leasing program. The Committee will comply with all NPS regulations, polices and directives; adhere to the Secretary of the Interior's standards for historic preservation; and be subject to the requirements set forward by the National

Environmental Policy Act of 1969.

## **20e. Why is it necessary to close and/or partially closed committee meetings?**

Meetings are open and will remain so. Open meetings have helped explain and ease concerns about the uses of the park by for-profit entities.

## **21. Remarks**

The Gateway National Recreation Area Fort Hancock 21st Century Federal Advisory Committee (Committee) continues to advise the park regarding the adaptive reuse of historic Army buildings at Gateway's Sandy Hook Unit. In FY 18, the Park worked with Committee members to investigate opportunities to address deferred maintenance and explored ways to streamline the leasing process. The Park, as a high priority, continued the excellent rehabilitation of the historic structures on officer's row, recognizing that initial investments can leverage far greater investments by potential partners.

## **Designated Federal Officer**

Jennifer T. Nersesian Superintendent, Gateway National Recreation Area

<b>Committee Members</b>	<b>Start</b>	<b>End</b>	<b>Occupation</b>	<b>Member Designation</b>
Burry, Lillian	09/16/2016	09/16/2019	Monmouth County Freeholder	Representative Member
Cohen, Linda	09/16/2016	09/16/2019	Director of Ocean Discoveries	Representative Member
Collum, Patrick	09/16/2016	09/16/2019	retired	Representative Member
Ekdahl, John	09/16/2016	09/16/2019	Mayor of Rumson NJ	Representative Member
Fouratt, Mary	07/24/2015	07/24/2018	New Jersey State Council on the Arts	Representative Member
Glaser Jr., Gerard	09/16/2016	09/16/2019	Retired (National Science Foundation)	Representative Member
Hembling, Guy	07/24/2015	07/24/2018	Historic building rehabilitation	Representative Member
Hill, Timothy	07/24/2015	07/24/2018	Municipal planner (retired)	Representative Member
Holenstein, Michael	09/16/2016	09/16/2019	MAI Real Estate Appraisal	Representative Member
Krauss, James	07/24/2015	07/24/2018	Certified Public Accountant	Representative Member
Mercantante, Anthony	07/24/2015	07/24/2018	Township Administrator, Borough of Middletown (NJ)	Representative Member
Parish, Howard	09/16/2016	09/16/2019	New Jersey Sea Grant Consortium	Representative Member
Rose, Lynda	07/24/2015	07/24/2018	President, Eastern Monmouth County Chamber of Commerce	Representative Member
Saunders, Daniel	09/16/2016	09/16/2019	Retired from New Jersey Dept. of Environmental Protection	Representative Member
Scharfenberger, Gerard	09/16/2016	09/16/2019	New Jersey Office of Planning Advocacy	Representative Member
Stevenson, Katherine	07/24/2015	07/24/2018	U.S. National Park Service, retired	Representative Member

Tyler, Jeffrey	07/24/2015 07/24/2018 Senior Director, Express Scripts (retired)	Representative Member
Walsh, Margot	07/24/2015 07/24/2018 Executive Director, Jersey Shore Partnership	Representative Member
Walsh, Michael	07/24/2015 07/24/2018 Legal Risk Specialist, Federal Reserve	Representative Member
Welch, Shawn	07/24/2015 07/24/2018 Colonel, U.S. Army, retired	Representative Member
Wray, Carolyn	07/24/2015 07/24/2018 Realtor	Representative Member

**Number of Committee Members Listed: 21**

### **Narrative Description**

The Committee will aid the National Park Service and Gateway National Recreation Area in developing a plan for the rehabilitation and preservation, through adaptive reuse, of historic structures within the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark. These impressive buildings will be home to a new, mixed use community combining residences, visitor services, lodging, offices and not-for-profit organizations. A Pilot Program began in the fall of 2014, with more buildings made available for lease in CY15 and CY16. The first signed lease took place in the spring of 2016.

### **What are the most significant program outcomes associated with this committee?**

Checked if Applies

Improvements to health or safety	<input checked="" type="checkbox"/>
Trust in government	<input checked="" type="checkbox"/>
Major policy changes	<input type="checkbox"/>
Advance in scientific research	<input type="checkbox"/>
Effective grant making	<input type="checkbox"/>
Improved service delivery	<input type="checkbox"/>
Increased customer satisfaction	<input checked="" type="checkbox"/>
Implementation of laws or regulatory requirements	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>

### **Outcome Comments**

Development of specific reuse strategies for approximately 30 historic buildings within Gateway National Recreation Area's Sandy Hook Unit. These deteriorating buildings can be rehabilitated to provide a new century of service to the nation and the local community.

### **What are the cost savings associated with this committee?**

Checked if Applies

None	<input type="checkbox"/>
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Unable to Determine	<input checked="" type="checkbox"/>
Under \$100,000	<input type="checkbox"/>
\$100,000 - \$500,000	<input type="checkbox"/>
\$500,001 - \$1,000,000	<input type="checkbox"/>
\$1,000,001 - \$5,000,000	<input type="checkbox"/>
\$5,000,001 - \$10,000,000	<input type="checkbox"/>
Over \$10,000,000	<input type="checkbox"/>
Cost Savings Other	<input type="checkbox"/>

### **Cost Savings Comments**

Adaptive reuse of the selected buildings at Fort Hancock should save the Federal Government an undetermined amount by offsetting the costs associated with rehabilitation or dismantling historic buildings. This will also save the government money from mothballing deteriorating buildings which threaten visitor safety as they become increasingly unstable.

### **What is the approximate Number of recommendations produced by this committee for the life of the committee?**

14

### **Number of Recommendations Comments**

FY 2018 - Four recommendations. 1. The Park will work with Committee members to investigate opportunities to address deferred maintenance, and report back to the Committee for further discussion at its next meeting. 2. The Park will work with Committee members to investigate and further explore ways to streamline the leasing process, and report back to the Committee for further discussion at the next meeting. 3. The Park will, as a high priority, continue the excellent rehabilitation of the historic structures on officer's row, recognizing that initial investments can leverage far greater investments by potential partners. 4. The Committee will receive and submit the Historical Context Report to the park for action. FY 2017 - No new recommendations. FY 2016 - After the Pilot Program concluded, the Committee recommended that all buildings being considered for future leasing be available for leasing applications. The Park is now considering Requests for Proposals on all buildings identified as open for leasing. These rolling deadlines allow for consideration of potential leaseholders on an ongoing basis. Through the encouragement of one committee member in particular, a Monmouth County high school located within the park (MAST) has entered discussions to lease two buildings for use as an auditorium. Through the encouragement of another committee member, a co-living group has entered into a letter of intent for another of these historic buildings. In 2015, the Committee endorsed the park's issuance of RFPs and recommended that all buildings being

considered for lease should be made available for lease. The Committee recommended using the full official name of the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark as a way of informing the public of the historic value of the structures. The Committee also recommended that the park proceed with a plan to restore buildings without waiting for extensive studies, which could run concurrently with restoration efforts. The Committee urged the park to consider raising the funds for the rehabilitation of a model structure to show how buildings should be rehabilitated and to increase interest in the overall leasing project.

**What is the approximate Percentage of these recommendations that have been or will be Fully implemented by the agency?**

100%

**% of Recommendations Fully Implemented Comments**

The new Sandy Hook brochure, along with all materials concerning the lease and many pages on the web, now use the full name of the National Historic Landmark. The park has proceeded with a Pilot Program to lease six buildings at Fort Hancock, a plan which the Committee has endorsed by consensus. The park has now moved onto the next phase of the leasing development, which the Committee has endorsed by consensus. The park is also vigorously pursuing funds to rehabilitate Building 7 on Officers Row as a model for future rehabilitation by leaseholders.

**What is the approximate Percentage of these recommendations that have been or will be Partially implemented by the agency?**

0%

**% of Recommendations Partially Implemented Comments**

Not Applicable

**Does the agency provide the committee with feedback regarding actions taken to implement recommendations or advice offered?**

Yes ☒ No ☐ Not Applicable ☐

**Agency Feedback Comments**

The Agency provides feedback during Committee meetings. NPS staff are present during the meeting to answer questions and provide comments to ensure the Committee produces recommendations in accordance with federal laws and regulations.

**What other actions has the agency taken as a result of the committee's advice or recommendation?**

Checked if Applies

Reorganized Priorities	<input checked="" type="checkbox"/>
Reallocated resources	<input checked="" type="checkbox"/>
Issued new regulation	<input type="checkbox"/>
Proposed legislation	<input type="checkbox"/>
Approved grants or other payments	<input type="checkbox"/>
Other	<input type="checkbox"/>

**Action Comments**

The Pilot Program to lease buildings selected two applicants for long term leases; negotiations are continuing with those applicants. One successful lease was achieved from this pilot program. A new rolling RFP was issued for all unused buildings on Officers Row (Buildings 2-17 & 21) and will continue until the park withdraws it. The park will add a few buildings to the current RFP and will in FY16 issue a commercial RFP for other buildings. The park is pursuing funding outside of the park's annual budget to rehabilitate Building 7 as a model structure, as was recommended by the committee.

**Is the Committee engaged in the review of applications for grants?**

No

**Grant Review Comments**

Not Applicable

**How is access provided to the information for the Committee's documentation?**

Checked if Applies

Contact DFO	<input checked="" type="checkbox"/>
Online Agency Web Site	<input checked="" type="checkbox"/>
Online Committee Web Site	<input checked="" type="checkbox"/>
Online GSA FACA Web Site	<input checked="" type="checkbox"/>
Publications	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>

**Access Comments**

This Committee's primary method of disseminating information to the public is through its own website, [www.forthancock21.org](http://www.forthancock21.org). (The website address changed in FY 16.) The park issues press releases concerning upcoming meetings and other committee-related news

and information. We accept queries through email and hold in-person public meetings, which include regularly scheduled public comment periods.